

NewPorte Landing

March 2006 Status Report



What is NewPorte Landing?



- A transformational development opportunity for La Porte:
 - Retail & Commercial
 - Residential
 - Recreation & Entertainment

Concept Plan

- Improved access and connection with the rest of La Porte
 - Pedestrian
 - Automobile
 - Bicycle
- A focus on recreation and natural amenities
- New development
 - Retail/Commercial
 - Residential
- New tax base
- New energy



Components of The Development Plan



Physical Environment

Topography
Watershed
Parcels & Sites
Infrastructure

Public Involvement

Design Charrettes
Design Preferences
Workshops

Market Analysis

Demographics
Economy
Real Estate: Office, Retail
Civic, Residential,
Recreation

Environmental Assessment

Phase I
Phase II
Asbestos
Marine



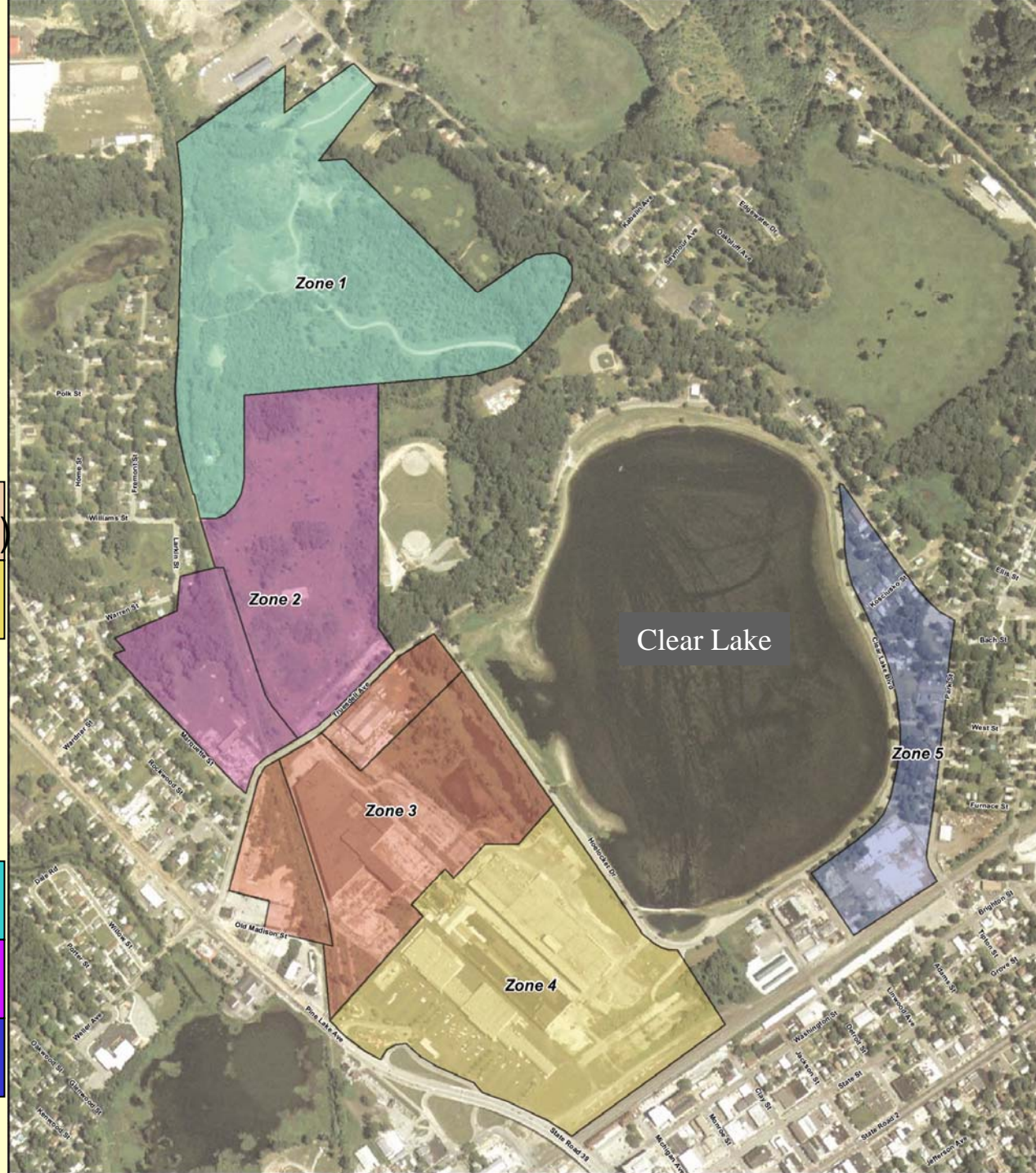
Development Opportunity Sites

1. Commercial Development

- Zone 3 (Salmon)
- Zone 4 (Yellow)

2. Residential Development

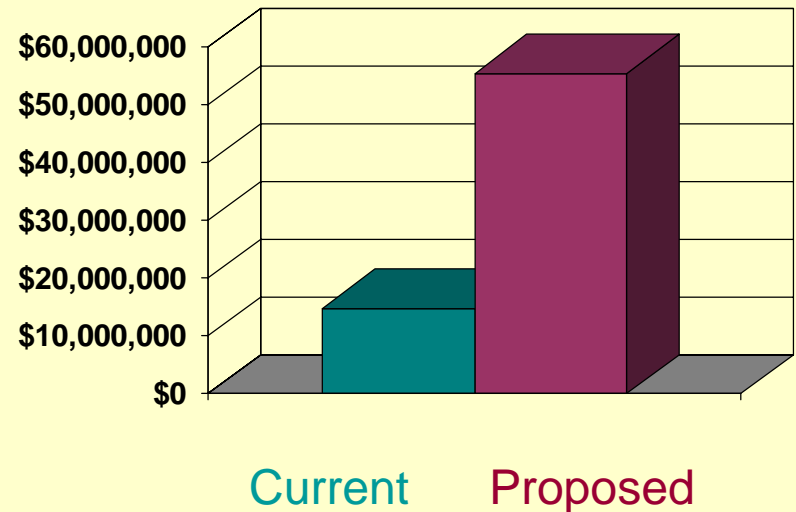
- Zone 1 (Green)
- Zone 2 (Purple)
- Zone 5 (Blue)



Projected New Real Estate Investment

Real Estate Valuation:

- **Current: \$14.8 Million**
- **Projected: \$55.5 Million**
- **Increase of \$40.7 Million**

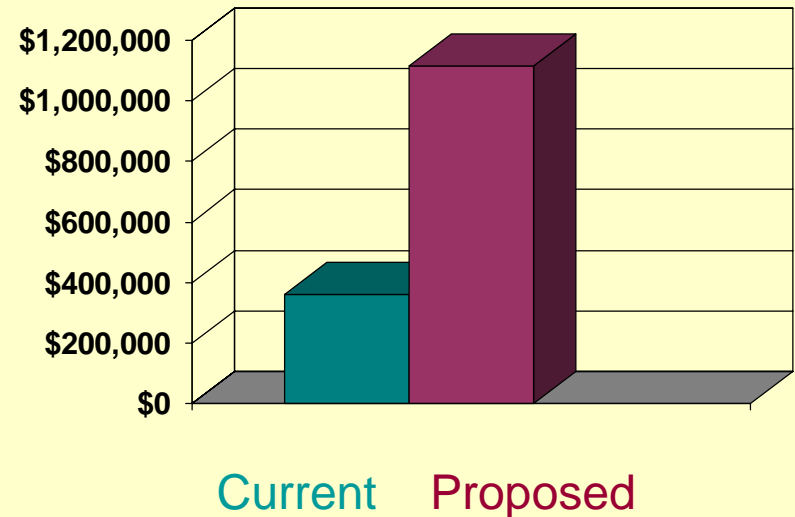




Projected New Property Tax Revenue

Annual Property Tax Revenue:

- Current: \$358,870
- Projected: \$1,115,366
- Increase of more than \$750,000 each year



Zone 1—Former City Landfill and Park Heights Area

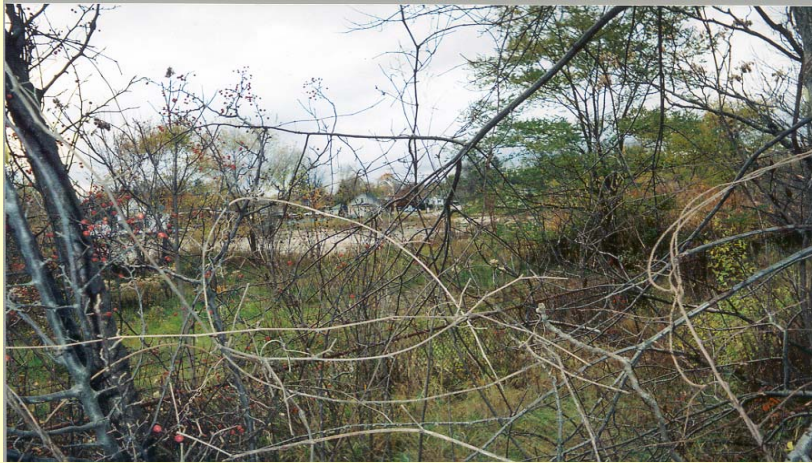


- Total of 56 acres
- Primarily used as a municipal landfill from 1954 to 1979
- Never properly closed despite orders to do so
- Final environmental testing nearly complete
- Remediation plan follows

A Forsaken, but Beautiful Area



Zone 2—Planned Residential Development



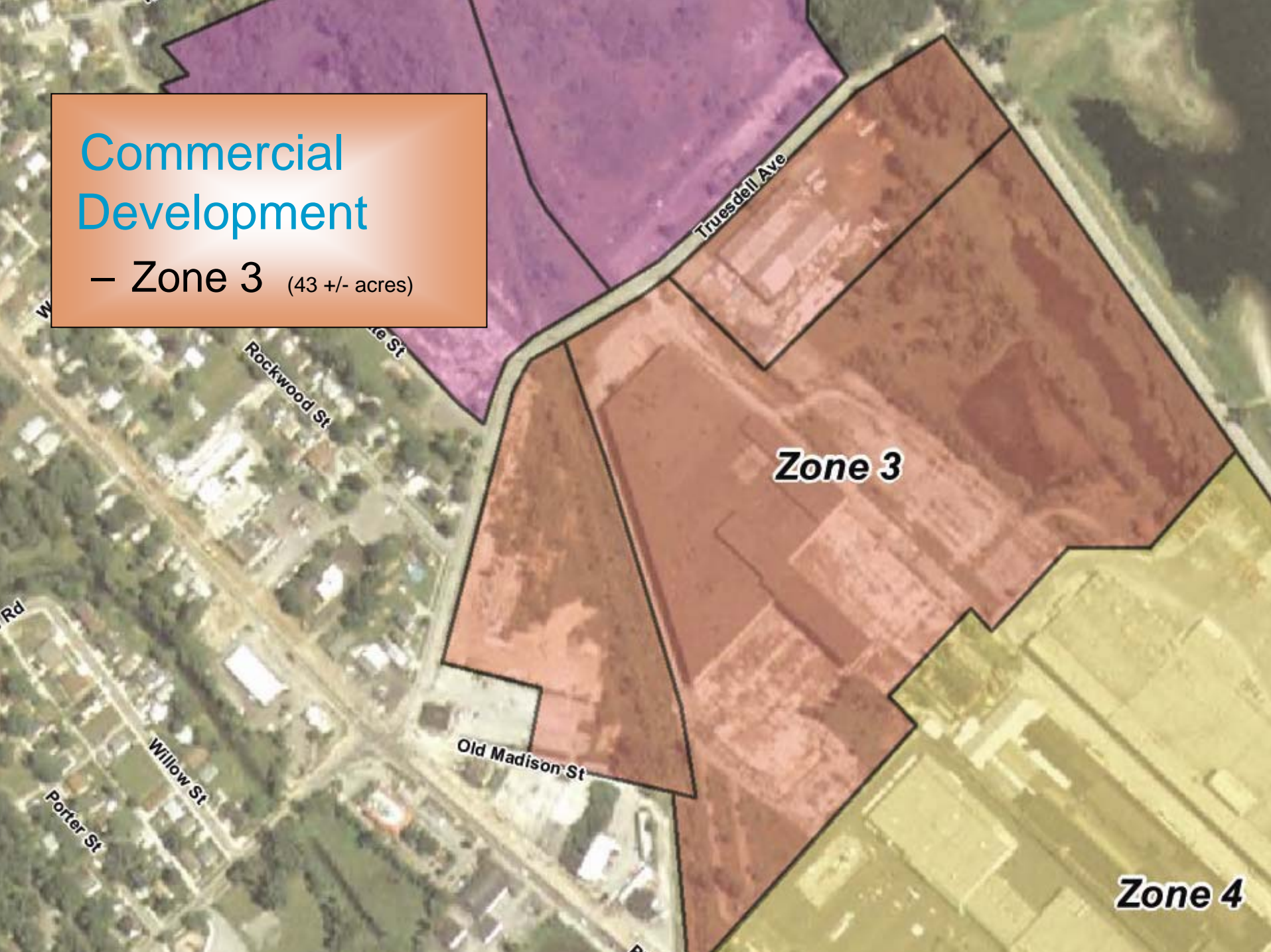
**La Porte Foundry
Property—9.3
acres**



**Allis Chalmers
Trust Property—
40 acres**

Commercial Development

– Zone 3 (43 +/- acres)



Zone 3—The Allis Chalmers Complex



NewPorte Landing includes the former Allis-Chalmers site, with most of the remaining structures in varying states of disintegration

Verma Properties: 238,310 square feet, 29 acres

Zone 3—Largest Component: Erincraft and Vacant Land



Zone 3--The Former Allis Chalmers Powerhouse



16,813 square feet, 1.4 acres

Zone 3—Polluted Wetlands



Lake Allis and Lake Chalmers?



Commercial Development

– Zone 4 (45 +/- acres)

Zone 4

Old Madison St

Pine Lake Ave

Hoelcker Dr

State Road 30

Michigan

Monroe St

Zone 4—Targeted for Future Commercial Redevelopment



**The Pine Lake
Community
Shopping Center
was built in the
1980's with Kroger
as the lead tenant**

Zone 4—Dietrich Steel and Basso Building



- **Basso Property**
-- 9.1 acres



- **Dietrich Steel Property**--19.9 acres

Both were part of the former Allis Chalmers Complex

What it can look like!



The View from Across the Lake



Zone 5—NIPSCO/Kingsley Furniture Property



- **5.1 Acres**
- **Former
Manufactured
Gas Plant Site**
- **All structures
demolished**
- **Remediation
Underway**

What it can look like!



Integral to All Zones: Clear Lake



Transportation Improvements



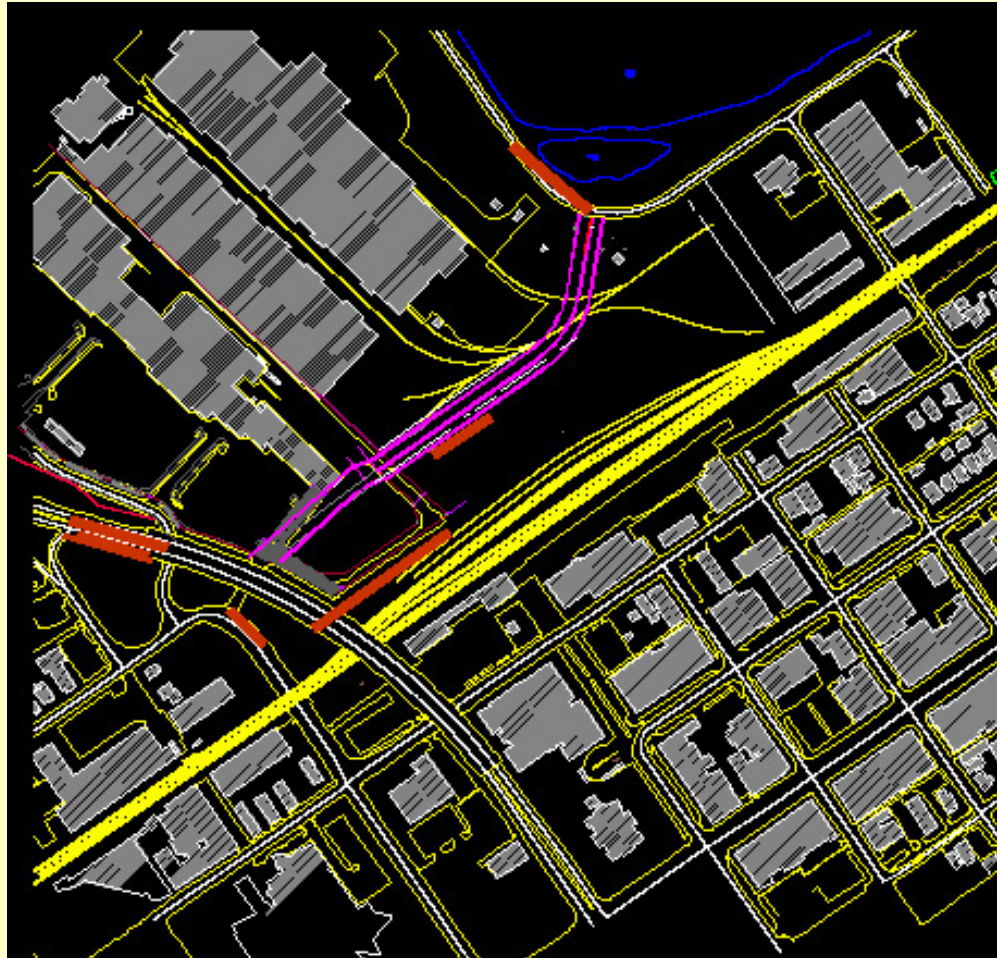
Five Major Transportation Improvements:

- **East Shore Court Extended to connect Pine Lake Avenue with McClung Road**
- **Polk Street Extended from Fremont Street to McClung Road**
- **Hoelocker Drive Extended from Truesdell to Polk Street**
- **Lake Street Extended from Madison to Hoelocker Drive**
- **Improvements in Truesdell Avenue and McClung Road**

Opening New Areas for Development



Enhancing Connectivity



Park and Recreation Enhancement



- Fox Park to be enhanced
- New Recreational Area in Zone 1
- Neighborhood park areas in Zone 2
- Clear Lake Enhancement

NewPorte Landing Is a Unique Opportunity for La Porte



We can create vibrant new retailing areas



NewPorte Landing Is a Unique Opportunity for La Porte



We can transform Clear Lake from a “back yard pond” into a major community asset



NewPorte Landing Is a Unique Opportunity for La Porte



We can provide better bicycle and pedestrian pathways



NewPorte Landing Is a Unique Opportunity for La Porte



We can improve our traffic grid with new connections between Pine Lake Avenue and McClung Road

NewPorte Landing Is a Unique Opportunity for La Porte



We can create new and unique residential communities



NewPorte Landing Is a Unique Opportunity for La Porte



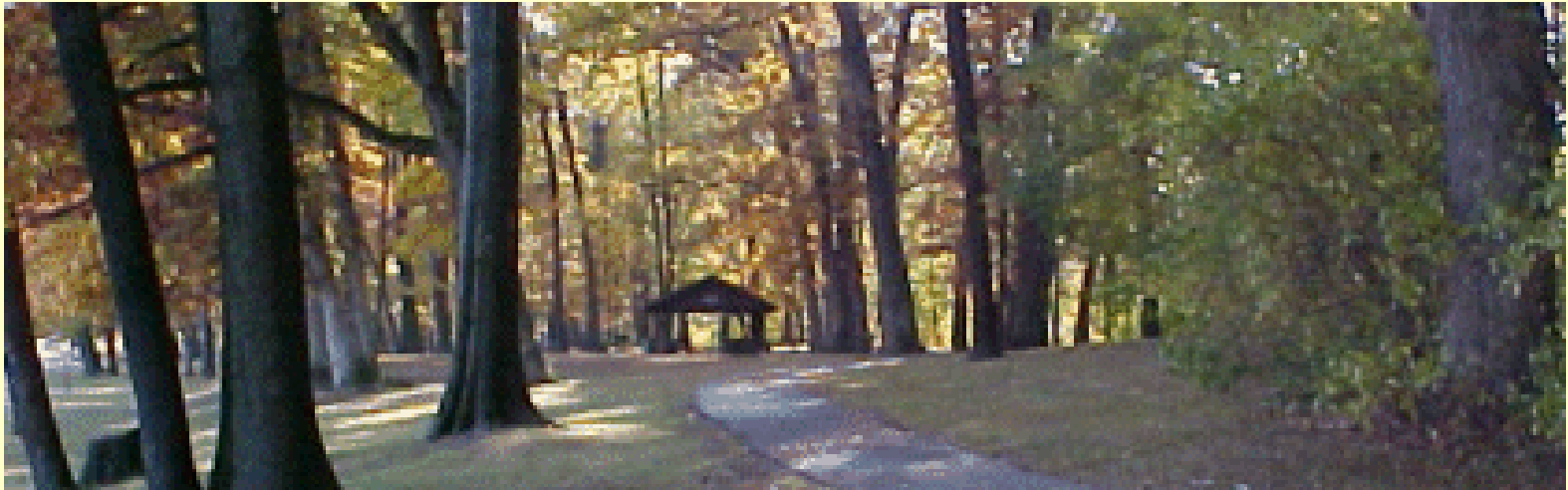
We can clear away mountains of contamination and debris



NewPorte Landing Is a Unique Opportunity for La Porte



- **We can enhance our park and recreational facilities**



NewPorte Landing Is a Unique Opportunity for La Porte



We can properly close the City Landfill and turn it into a useful, attractive area



NewPorte Landing Is a Unique Opportunity for La Porte



IN SUMMARY, NEWPORTE LANDING WILL PROVIDE:

- Commercial development that will reposition La Porte as a retailing center
- Residential development that creates new communities within the city
- Design standards that help to achieve desirable new architectural excellence and appearance
- New property tax revenue that benefits everyone in La Porte County

**NewPorte Landing is clearly
a transformational
development opportunity for
the City of La Porte**

NewPorte Landing—Bringing new vitality to our City!

